



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

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IN REPLY PLEASE
REFER TO FILE: **PM-1**

February 5, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**MICHAEL D. ANTONOVICH ANTELOPE VALLEY COURTHOUSE CAFETERIA
APPROVE PROJECT
SPECS. 4812A; C.P. 86633
SUPERVISORIAL DISTRICT 5
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Approve the enclosed budget adjustment (Enclosure A) to establish the Michael D. Antonovich Antelope Valley Courthouse cafeteria project (Capital Project 86633) for a total project budget of \$3,394,000 funded by interest earnings on bond proceeds from the debt issuance of Certification of Participation – Antelope Valley Courthouse Project.
2. Authorize the Director of Public Works to design, renovate, and deliver the proposed cafeteria project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow Public Works to renovate and build-out the existing shell space at the Courthouse to provide a cafeteria for the public and staff.

Background

On October 10, 2000, your Board approved the issuance of Certificates of Participation in an amount not to exceed \$125,000,000 to finance the improvements for the Michael D. Antonovich Antelope Valley Courthouse project including construction of the cafeteria. On October 16, 2003, the Courthouse was dedicated allowing operation to start on October 20, 2003.

The County has previously encountered resistance from food operators to operate cafeterias that are not profitable due to dining atmosphere, food quality, and start-up cost. To achieve cost effectiveness in the operations of the County cafeterias and with the newly Michael D. Antonovich Antelope Valley Courthouse close to completion, a Request for Proposal was structured as an all-or-nothing proposition. The RFP outlined that the successful vendor would be required to operate the more profitable County cafeteria locations in addition to cafeterias that historically are problematic. The assumption was that by structuring the request in this fashion, the successful food operator would be more inclined to invest in making these challenging locations more desirable if they were turning a profit at a separate County location.

In preparation of the RFP, the Chief Administrative Office hired a kitchen consulting design firm, Webb Design, to develop schematic plans of the kitchen equipment and furniture layout of the 10,000-square-foot Courthouse cafeteria. The proposed kitchen build-out included the construction of interior walls, the purchase and installation of food preparation equipment (grill, fryer, refrigerator, dishwashing equipment, freezer, chillers, and ovens), beverage equipment, and mechanical, electrical and plumbing infrastructure.

In April 2003, a RFP was issued by the CAO, Real Estate Division, to retain a food service vendor for four County-owned facilities, including the Michael D. Antonovich Antelope Valley Courthouse cafeteria. In addition, the RFP required the successful food operator to finance the build-out of the cafeteria space at the Courthouse with reimbursement for the improvements coming from a larger share of the profits. No proposals were received in response to this request. Through subsequent discussions with vendors, they approved of the idea of managing multiple locations, but could not secure financing to complete improvements for a facility that they did not own. As a result, the CAO requested Public Works to assist in completing the cafeteria build-out.

Proposed Completion Plan

It is now recommended that your Board authorize Public Works to use schematic design plans prepared by Webb as the basis for preparing the final design documents to complete the renovation and build-out of the Courthouse cafeteria. In order to complete the design and renovate the project, Board-approved contracts will be used with TMAD Engineers for as-needed engineering services and Public Works Job Order Contracts for renovation services. A separate contract using a competitive bid purchase order process will be utilized to procure food service equipment. The project is anticipated to be substantially complete in January 2005.

Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goals of Workforce Excellence by improving infrastructure, providing services needed, and improving the work environment as these actions will complete and expand use within the existing County facility.

FISCAL IMPACT/FINANCING

The total cost of the project, including renovation, change orders, equipment, consultant services, and County services, is \$3,394,000. The Project Schedule and Budget Summary are included as Enclosure B.

The enclosed budget adjustment (Enclosure A) will increase appropriation in the amount of \$3,394,000 for the Michael D. Antonovich Antelope Valley Courthouse cafeteria project (C. P. 86633) funded with interest earned on bond proceeds from the debt issuance of Certifications of Participation – Antelope Valley Courthouse project. Sufficient appropriation will be available in the Fiscal Year 2003-04 Capital Projects/Refurbishments Budget, upon your Board's approval of the enclosed budget adjustment, to fund this project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Not applicable.

ENVIRONMENTAL DOCUMENTATION

On October 10, 2000, your Board approved the final Environmental Impact Report and adopted a Mitigation Monitoring and Reporting Program as a condition of the Courthouse project to mitigate or avoid significant effects on the environment. The EIR included an assessment of the impact of a cafeteria in the courthouse.

CONTRACTING PROCESS

On May 13, 2003, your Board approved awarding and authorized the Director of Public Works to execute an as-needed engineering agreement with TMAD Engineers for a not to exceed fee of \$150,000.

Public Works will use Board-approved Job Order Contracts to provide the renovation work and equipment installation for this project.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works contracts.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the implementation of the proposed cafeteria project since the renovation activities will be limited to nonoperating hours of the court.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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February 5, 2004

ENCLOSURE A

BUDGET ADJUSTMENT

FY 2003-04

4 VOTES

FINANCIAL SOURCES

Capital Projects/Refurbishments
Trial Courts (0)
Rfurb-AV Courthouse Cafeteria
Other Miscellaneous/CP
A01 – CP – 86633 – 9923
\$3,394,000 (Increase Revenue)

FINANCIAL USES

Capital Projects/Refurbishments
Trial Courts (0)
Rfurb-AV Courthouse Cafeteria
Building and Improvements
A01 – CP – 86633 – 6014
\$3,394,000 (Increase Appropriation)

JUSTIFICATION:

The budget adjustment is necessary to establish the Michael D. Antonovich Antelope Valley Courthouse cafeteria project funded by interest earnings on bond proceeds.

February 5, 2004

ENCLOSURE B

**MICHAEL D. ANTONOVICH ANTELOPE VALLEY COURTHOUSE CAFETERIA
APPROVE PROJECT
SPECS. 4812A; C.P. 86633
SUPERVISORIAL DISTRICT 5
3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Design	
Construction Documents	04/12/04
Jurisdictional Approval	05/26/04
Construction	
Substantial Completion	01/31/05
Construction Completion	04/04/05
Project Acceptance	05/20/05

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Construction:	
Infrastructure	\$ 309,000
Build-out	\$ 1,712,000
Change Orders	\$ 265,000
Subtotal	\$ 2,285,700
Equipment and Furniture	\$ 582,000
Miscellaneous	\$ 10,000
Jurisdictional Review and Plan Check	\$ 45,000
County Services	
Plans & Specifications	\$ 331,000
Project Management & Inspection	\$ 140,000
Subtotal	\$ 471,000
Total	\$ 3,394,000